

## FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, September 10, 2009

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### **PLANNING COMMISSION STUDY/WORK SESSION**

***Present:** Commission members Steve Andersen, Randy Hillier, Craig Kartchner, and Michael Wagstaff, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey.*

Steve Andersen, Chairman pro tem, began the work session at 6:30 p.m.

**(Agenda Item #3) - DAI – Applicant is requesting a recommendation of approval for an amendment to the Preliminary and Final PUD Master Plan for The Grove (formerly Palmer Estates) subdivision. The proposed amendment would increase the overall number of units to 28 from the 19 originally approved (S-17-06).**

David Petersen said the City Attorney's advice was to require DAI to obtain approval from the original property owner. Mr. Symes said he had spoken with Spencer White and Nate Shipp from DAI and Brian Palmer, and they are getting close to a compromise which may include fewer units. DAI plans to hold another neighborhood meeting and will bring a new proposal to the Planning Commission. There was further discussion regarding specifics. Staff and the Commission determined that because DAI was not ready with their new proposal, this item would be removed from the September 10th agenda.

Vice Chairman Jim Young joined the meeting at 6:40 p.m.

**(Agenda Item #4) - Farmington City – (Public Hearing) – Applicant is requesting a recommendation of approval for a street dedication. The proposed dedication is known as the "Road to the North" or Station Parkway proposed to run northwesterly from Park Lane west of I-15 (M-11-09).**

David Petersen explained that the City signed an agreement with Rich Haws, and they are anxious to get it recorded and begin construction of the "Road to the North." He recommended that the Commission approve the dedicated plat (for the Haws property only), subject to minor engineering changes that may be required by the City Engineer. He said the street was being funded by three entities: Rich Haws, the RDA, and impact fees from the City, and it will be maintained by the City.

**(Agenda Item #5) - Jerry Preston – Applicant is requesting recommendation of approval for a Final Plat for Rice Farms Estates Phase 5 located at approximately 50 West Hollie Avenue with amendments to lots 401 and 408 of Rice Farms Estates Phase 4 (S-10-08).**

Glenn Symes referred to the information in the staff report, and there was a brief discussion regarding lot prices in Rice Farms Estates and two amendments to the suggested motion.

**(Agenda Item #6) - Brad Pack – (Public Hearing) – Applicant is requesting a recommendation of approval for a Minor Subdivision amending the Farmington Bay Business Park Plat A located at approximately 1200 South 650 West (S-9-09).**

**Mr. Symes** said this property (parcel A) needs to be amended from a parcel to a lot. He said there was some concern regarding additional traffic, but because of the nature of businesses **Mr. Pack** is hoping to attract, traffic should not present a major problem.

**(Agenda Item #7) - Farmington Ranches HOA – (Public Hearing) – Applicant is requesting approval of a conditional use permit for a landscaping plan for open spaces in Phases 3, 6, 7 and 8 of the Farmington Ranches Subdivision and the Ranches East Subdivision (C-14-09).**

**Mr. Symes** said he has worked closely with **Anita Todd** of the HOA, and there were no problems with this request.

**(Agenda Item #8) - Farmington City – (Public Hearing) – Applicant is requesting the Planning Commission consider an Urban Forestry ordinance proposed to be Chapter 42 of the Zoning Ordinance. The proposed ordinance addresses street tree standards for new developments as well as maintenance of existing trees in the City (ZT-11-06).**

**David Petersen** gave an overview of the history regarding this ordinance and said he would review the specific changes in the regular session.

**Steve Andersen** closed the meeting at 6:58 p.m.

## **PLANNING COMMISSION REGULAR SESSION**

***Present:** Vice Chairman Jim Young, Commission members Steve Andersen, Randy Hillier, Craig Kartchner, Michael Wagstaff, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey.*

**Vice Chairman Young** opened the meeting at 7:00 p.m. and welcomed those in attendance, including **Danny Foster**, a Boy Scout from Troop 945. **Steve Andersen** offered the invocation.

### **Approval of Minutes - (Agenda Item #1)**

#### **Motion**

**Steve Andersen** made a motion to approve the minutes of the Planning Commission meeting held on Thursday, August 27, 2009. **Michael Wagstaff** seconded the motion, and it was approved. **Craig Kartchner** abstained because he did not attend the meeting.

### **City Council Report - (Agenda Item #2)**

**David Petersen** told the Commission that neither he nor **Glenn Symes** attended the previous City Council meeting. However, the Council heard a detailed review of the YESCO decision from **Chairman John Bilton**, and **Mayor Harbertson** and the Council gave their approval of the agreement. He said they were unable to complete the “Road to the North” Agreement, but it was approved at the special City Council meeting held on Wednesday, September 9, 2009.

**DAI – Applicant is requesting a recommendation of approval for an amendment to the Preliminary and Final PUD Master Plan for The Grove (formerly Palmer Estates) subdivision. The proposed amendment would increase the overall number of units to 28 from the 19 originally approved (S-17-06). (Agenda Item #3)**

Mr. Symes told the Commission there was a legal issue to resolve on this item, and the City Attorney requested additional time. He said that because the property owner within this subdivision did not approve of the application, the developer is trying to work out a compromise, and a new request should be on the agenda for the next Commission meeting.

**Farmington City – (Public Hearing) – Applicant is requesting a recommendation of approval for a street dedication. The proposed dedication is known as the “Road to the North” or Station Parkway proposed to run northwesterly from Park Lane west of I-15 (M-11-09). (Agenda Item #4)**

### **Background Information**

David Petersen referred to the proposed alignment included in the staff report. He said they would like to record the plat as soon as possible and bring in fill dirt so it can be allowed to settle. The property owner (Rich Haws) is willing to dedicate this street to the City, and staff recommends that this be approved subject to minor changes which may be required by the City Engineer.

### **Public Hearing Opened**

Vice Chairman Young opened the public hearing at 7:15 p.m. No one spoke concerning this item, and the public hearing was closed at 7:15 p.m.

Mr. Petersen said there is a Weber Basin reservoir east of the Compton Bench area, and Weber Basin is pursuing a site for an additional reservoir in the lower Shepherd Heights area (Lawrence Welling property). A large hole will be dug, and City Manager Max Forbush proposed that the soil could be used for the construction of this road. The fill dirt would be free, and the travel costs would be minimal. If that is not possible, the soil will come from either North Salt Lake or Weber Canyon.

### **Motion**

Randy Hillier made a motion that the Planning Commission recommend approval of the dedication plat for a public right-of-way extending northwest to Burke Lane from Park Lane west of I-15 as shown on the attached plans (for the Haws property only) subject to minor engineering changes that may be required by the City Engineer. Steve Andersen seconded the motion, and it was unanimously approved.

### **Findings for Approval**

1. The alignment of the proposed ROW is consistent with the City’s Regulating Plan.
2. The alignment of the proposed ROW is consistent with the agreements settled upon by the City and the property owners.

3. The alignment of the proposed ROW is consistent with the alignment set forth in the City's Master Transportation Plan for a Major Collector.

**Jerry Preston – Applicant is requesting recommendation of approval for a Final Plat for Rice Farms Estates Phase 5 located at approximately 50 West Hollie Avenue with amendments to lots 401 and 408 of Rice Farms Estates Phase 4 (S-10-08). (Agenda Item #5)**

**Background Information**

Mr. Symes said this request is for final plat approval and reminded the Commission that the preliminary plat was approved in April 2009. The proposed Phase 5 plat includes two small amendments to lots 401 and 408 of Phase 4--they are slightly larger than shown on the previous plat.

**Motion**

Craig Kartchner made a motion that the Planning Commission recommend approval of the Final Plat for Phase 5 of the Rice Farms Estates PUD, and further recommend approval of the proposed amendments to Lots 401 and 408 of Phase 4 of the Rice Farms Estates PUD, subject to all applicable development standards and the following conditions:

1. Improvement drawings, including a grading and drainage plan and a SWPPP, prepared by the applicant, must be reviewed and approved by the City Engineer, Public Works Department, Fire Department, Planning Department, Benchland Water District, and Central Davis Sewer District.
2. The applicant must comply with conditions set forth in the development agreement between the developer and the City established for the project and any amendments related thereto.
3. The applicant must work with and receive approval from the U.S. Army Corps of Engineers to mitigate and manage all wetlands on the development property.

Michael Wagstaff seconded the motion, and it was unanimously approved.

**Findings for Approval**

1. The Final Plat has not changed substantially from the approved Preliminary Plat.
2. The Final Plat approval is consistent with the Final (PUD) Master Plan for the entire site.
3. The Final Plat approval is consistent with the development agreement for the overall project.
4. The approval of the Final Plat is consistent with the Farmington City General Plan.

**Brad Pack – (Public Hearing) – Applicant is requesting a recommendation of approval for a Minor Subdivision amending the Farmington Bay Business Park Plat A located at approximately 1200 South 650 West (S-9-09). (Agenda Item #6)**

**Background Information**

Mr. Symes referred to the plat and proposal included in the staff report. Vice Chairman Young invited the applicant to speak.

**Brad Pack**, 580 East 400 North, Bountiful, said they are anxious to move forward with this development. They have been contacted by several businesses who would like to be located in Farmington. He said this would be a single building (office warehouse), and their overall plan is to have two buildings on the lot and add two additional buildings on the north lot. He said it would be at least a year before more buildings were constructed. He said there will be a store front on the east side and roll-up doors on the west or back side, and additional traffic in the area would be very minimal.

### **Public Hearing Opened**

**Vice Chairman Young** opened the public hearing at 7:25 p.m. There were no comments from the public, and the hearing was closed at 7:25 p.m.

### **Motion**

**Steve Andersen** made a motion that the Planning Commission recommend to the City Council approval of the minor subdivision and plat amendment to the Farmington Bay Business Park Plat A subdivision and further recommend approval of the Final Plat associated with the proposed subdivision with the following conditions:

1. The applicant submits and receives approval for a subdivision plat as per City Standard for the Farmington Bay Business Park Plat A Amended subdivision.
2. All required public improvements shall be installed in accordance with the provisions of Chapter 8 of Title 12 and the City's Construction Standards and Specifications.

**Craig Kartchner** seconded the motion, and it was unanimously approved.

### **Findings for Approval**

1. The amendment to the Farmington Bay Business Park Plat A is appropriate in order to create a building lot on which the previously approved Farmington Bay Office Warehouse project may be built.
2. The proposed subdivision is in compliance with all the standards set forth in the City's Zoning Ordinance.

**Farmington Ranches HOA – (Public Hearing) – Applicant is requesting approval of a conditional use permit for a landscaping plan for open spaces in Phases 3, 6, 7 and 8 of the Farmington Ranches Subdivision and the Ranches East Subdivision (C-14-09). (Agenda Item #7)**

### **Background Information**

**Mr. Symes** said the HOA and the City signed Conservation Easement Agreements which specify that landscaped open space areas in this Subdivision require a conditional use permit. Staff would like to streamline this process and create a more efficient and less expensive way to deal with this issue. He pointed out that the green areas on the map are areas which can be landscaped; the blue areas are the wetlands; and the gray areas are uplands. Both the wetlands and uplands are required to stay in a natural

vegetative state. He pointed out that condition #3 requires approval from staff rather than the Planning Commission, and condition #6 is specific to Phases 6, 7, and 8.

### **Public Hearing Opened**

**Vice Chairman Young** opened the public hearing at 7:30 p.m.

**Bob McCray**, 1871 West Frontier Circle, referred to the wetlands and uplands open space and asked if these areas could ever be developed or manicured and if the weeds could be cut. He also asked about a bridge across the creek which was removed by the City. He said many children in the area crossed the bridge and walked to school, and they would like to build another one.

**Mr. Petersen** responded and said that native vegetation could be cut as necessary to prevent the weeds from going to seed. He said Farmington City did not remove the bridge; he said it could have been the County who removed it because they have jurisdiction over 24 streams in Davis County. He invited **Mr. McCray** to research Exhibit B (which contains more detail) to see if the trail exists. If it is not on the map, he advised **Mr. McCray** to approach the City Council and request permission to install a trail and a bridge.

### **Public Hearing Closed**

The public hearing closed at 7:35 p.m.

### **Motion**

**Michael Wagstaff** made a motion that the Planning Commission approve the request subject to all applicable Farmington City standards and ordinances, Phases 3, 6, 7 and 8, and the Ranches East Subdivision and the following conditions:

1. The barrier between manicured lawn and natural vegetation must be one of the three materials approved by the City Council: Bendaboard, railroad ties or a 6" x 6" concrete strip.
2. All areas set forth to be natural vegetation areas and/or wetlands areas shall be maintained as set forth in the approved conservation easement agreement.
3. A landscape/site plan shall be submitted and approved by the City prior to any open space improvements. The submittal shall be in compliance with the Site Development Standards set forth in Chapter 7 of the Zoning Ordinance. The approved site plan shall become part of the conditional use permit.
4. The HOA shall obtain an excavation permit from the City prior to any work in the right-of-way and/or park strip that may require it.
5. All work shall be in compliance with the use maps approved as "Exhibit B" for that phase of the development.
6. Future amendments to any exhibits and/or use maps shall be approved by the City Council and shall be approved prior to work performed in the area affected by the amendment.

**Steve Andersen** seconded the motion, and it was unanimously approved.

## **Findings for Approval**

1. The request as proposed will provide a more efficient process for the Ranches HOA to obtain approval for future landscaping efforts.
2. The conditions set forth will ensure that future amendments to the use maps will be reviewed and approved by appropriate City officials.
3. The request is consistent with the purposes of each related conservation easement and is therefore consistent with the goals and purposes of the Farmington City General Plan.
4. The use is not detrimental to the health, safety and welfare of persons residing in the vicinity but provides maintained landscaped areas, which also accommodate existing drainage patterns and enhance surrounding properties and is compatible with adjoining uses and the character of the site.

**Farmington City – (Public Hearing) – Applicant is requesting the Planning Commission consider an Urban Forestry ordinance proposed to be Chapter 42 of the Zoning Ordinance. The proposed ordinance addresses street tree standards for new developments as well as maintenance of existing trees in the City (ZT-11-06). (Agenda Item #8)**

## **Background Information**

**Mr. Petersen** referred to the material included in the packet: the City’s Urban Forestry Ordinance, the Urban Forestry Standards and Specifications, and correspondence from Chadwick Greenhalgh. He reviewed the changes as listed in the staff report.

## **Public Hearing Opened**

**Vice Chairman Young** opened the public hearing at 7:45 p.m. There was no one from the public to speak regarding this item, and the public hearing closed at 7:45 p.m.

## **Motion**

**Randy Hillier** made a motion that the Planning Commission recommend that the City Council enact the enclosed “Urban Forestry” ordinance as Chapter 42 of the Zoning Ordinance (excluding the enhanced Tree Removal Regulations on page 9 and 10, which should be reconsidered as a City resources permit and possibly modified by a future Commission and Council); and adopt by resolution the attached “Urban Forestry Standards and Specifications.” **Michael Wagstaff** seconded the motion, and it was unanimously approved.

## **Findings for Approval**

1. Enactment of this ordinance is a goal of the City Council’s most recent and past strategic plans.
2. Paragraph 11 of the Parks, Recreation, and Open Space Goals and Policies of Chapter 4 of the General Plan states, “Develop a City-wide Street Tree Ordinance for the City in order to preserve and expand the City’s urban forest through standards for planting, maintenance, and removal of trees in the public streets, parkways, and other municipal-owned property.”
3. The ordinance enables the City to appoint an Urban Forester without specifically mentioning who that should be, thereby allowing a great deal of flexibility to accommodate unforeseen personnel changes or issues in the future.

4. Standards and Specifications are adopted by resolution to permit the City to make technical changes where and as often as necessary without requiring a full legislative process.
5. The ordinance provides a clear appeal process.
6. Greater tree removal standards may be added to the ordinance commensurate with the City's ability to administer such standards.
7. Forestry, Fire, and State lands, a division of the Department of Natural Resources, recently selected Farmington to test new software to inventory trees. They are working closely with the City's GIS specialist. This effort compliments the adoption of the Urban Forestry ordinance.
8. The City desires to achieve the status of "Tree City USA", and this ordinance is a major step in obtaining that designation.
9. For many, Farmington's tree-lined Main Street and State Street exemplify why the community is one of the top places to live in the country.
10. The ordinance strongly supports the "most significant element underlying the General Plan", that is "The Farmington General Plan is based on the overall goal of creating within the community a healthy, attractive, and pleasant living environment for its residents" (Goal 1, page 4-2).

#### **Miscellaneous, correspondence, etc. (Agenda Item #8)**

**David Petersen** asked the Commission to appoint one member to serve on the Site Plan and Architectural Review Committee (SPARC). He said the appointment would be for one year, and the first meeting would be on Tuesday, September 15, 2009 from 12:30 p.m.–2:30 p.m.

#### **Motion**

**Craig Kartchner** made a motion that the Planning Commission appoint **Steve Andersen** to serve on SPARC and to have **Randy Hillier** serve as the alternate. **Michael Wagstaff** seconded the motion, and it was unanimously approved.

#### **ADJOURNMENT**

#### **Motion**

**Craig Kartchner** made a motion to adjourn the meeting. **Steve Andersen** seconded the motion, and it was unanimously approved. The meeting adjourned at 7:50 p.m.

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**John Bilton, Chairman**  
**Farmington City Planning Commission**